

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Thursday, August 22, 2013 at 3:45 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

**REVISED**



## **CITY PLAN COMMISSION**

### **AUGUST AGENDA**

**Wednesday, August 28, 2013**

**1:30 PM**

**1000 Throckmorton**

**City Council Chamber**

**2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit**

<http://fortworthtexas.gov/boards/planninganddevelopment/>

#### **Commissioners:**

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Bruce Cox, CD 3

Mark Brast, CD 4

Vacant, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

#### **I. WORK**

#### **SESSION:**

**12:00 PM**

**Pre-Council Chamber**

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Blue Zones Briefing

Staff

D. Review of Cases on Today's Agenda

Staff

#### **II. PUBLIC**

#### **HEARING:**

**1:30 PM**

**Council Chamber**

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Consent Agenda (1)

**1. PP-013-017 Carter Distribution Center: 5 Industrial Lots. Council District 8.**

- a. Being approximately 132.764 acres in the Shelby County School Land Survey, Abstract No. 1375, Tarrant County, Texas.
- b. Applicant: Amon G. Carter Foundation.
- c. General Location: Northeast corner of the intersection of Oak Grove Road and Joel East Road.
- d. DRC Recommends: Approval of the preliminary plat which is in compliance with the *Subdivision Ordinance*.

D. Continued Cases (3)

**2. PP-013-003 Boswell Ranch Addition: 95 Single-Family Detached Lots, 4 Commercial Lots, and 1 Open Space Lot. Council District 7.**

- a. Being approximately 22.078 acres in the R. Whitley Survey, Abstract No. 1672, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: SMRP Real Estate, Ltd.
- c. General Location: East of Boat Club Road, south of Bailey Boswell Road, west of Bowman Roberts Road, and north of W.J. Boaz Road.
- d. DRC Recommends: Denial of the preliminary plat since the required preliminary storm water management plan has not been accepted by TPW. If the required plan is accepted, DRC recommends approval of the preliminary plat and approval of a waiver of the required street stub outs to adjacent un-platted tracts to the southwest and west and a waiver of the required extension of existing Sika Deer Run.

**3. PP-013-011 Tradition: 851 Single-Family Detached Lots, 2 Single-Family Attached Lots, 5 Mixed Use Lots, 2 Commercial Lots, 3 Public Facility Lots, and 37 Open Space Lots. ETJ – Denton County and Council District 7.**

- a. Being approximately 384.041 acres in the Guadalupe Cardinas Survey, Abstract No. 214, Denton County, Texas.
- b. Applicants: Redus Texas Land, LLC; Seagoville Investments, LLLP; and Drooy Properties, LLLP.
- c. General Location: Northwest corner of the intersection of State Highway 114 and the BNSF Railroad, west of the Rivers Edge subdivision.
- d. DRC Recommends: Approval of the preliminary plat and approval of a waiver to allow three (3) blocks that exceed the maximum permitted length.

**4. VA-013-008 Vacation of a Portion of an Alley in Block 13, E. E. Chase Subdivision. Council District 9.**

- a. Being a portion of an alley along Lot 1AR, Block 13, E. E. Chase Subdivision, as recorded under Instrument Number D212119938, PRTCT.
- b. Applicant: Dr. David Tillman.
- c. General Location: North of Oleander Street, east of 6<sup>th</sup> Avenue, west of South Lake Street, and south of West Rosedale Street.
- d. DRC Recommends: Approval of a recommendation to City Council for the vacation of this portion of alley right-of-way since it will not impact vehicular circulation and will allow for the necessary setback from the existing sewer line.

**E. New Cases (4)**

**5. FS-13-125 Lots 5R1 and 5R2, Block 1, Greenfield Acres: Council District 7.**

- a. Being a Replat of Lot 5, Block 1, Greenfield Acres, as recorded in Volume 388-A, Page 104, PRTCT.
- b. Applicant: Gustavo Castaneda.
- c. General Location: North of Big Bend Street, south of Meandering Road, east of River Road, and west of Anahuac Avenue (1008 River Road).
- d. DRC Recommends: Approval of the replat which is in compliance with the *Subdivision Ordinance*.

**6. PP-13-018     Oak Grove Park: 4 Industrial Lots. Council District 8.**

- a. Being a replat of Lot 4-B, Block 1, Oak Grove Park, as recorded in Cabinet A, Slide 8954, PRTCT.
- b. Applicant: Primoris Energy Services, Corp.
- c. General Location: South of Everman Parkway, north of Forum Way South, west of Oak Grove Road, and east of Forum Way.
- d. DRC Recommends: Approval of the preliminary plat and approval of waivers to allow an industrial development to be served by a street with sixty feet (60') of right-of-way that terminates in a cul-de-sac.

**7. PP-13-019     Lakes of River Trails: 100 Single-Family Detached or Attached Lots and 5 Home Owners Association Lots. Council District 5.**

- a. Being approximately 21.325 acres in the A.S. Trimble Survey, Abstract No. 1528 and the John W. Sansom Survey, Abstract No. 1387, City of Fort Worth, Tarrant County, Texas.
- b. Applicant: Riverbend Investment, LTD.
- c. General Location: South of Trinity Blvd., west of Old Squall Drive, north of the Trinity River, and east of East Loop 820 North.
- d. DRC Recommends: Denial of the preliminary plat since the preliminary storm water management plan has not been accepted by TPW. If the plan is accepted, DRC recommends approval of the preliminary plat conditional on City Council approval of the Trinity Lakes Neighborhood zoning map amendment and text amendment. DRC recommends approval of the following waivers:
  - To allow one block that exceeds the maximum permitted length (Sandhill Crane Drive);
  - To allow twenty-six (26) residential lots that are accessed by a public alley for rear entry garages with frontage on a sidewalk within a public pedestrian access easement located in adjacent HOA private open space lots rather than by a public or private street; and
  - Of the requirement to set back twenty-five foot (25') from the alley right-of-way at alley turnouts to any gate, building or garage opening for nine (9) residential lots.DRC recommends denial of a waiver of the required 25' X 25' corner clip dedication at the intersection of the two alleys in Block 30.

**8. MT-013-002 Realignment of Future Dalrymple Road: ETJ – Denton County**

- a. An Amendment to the Master Thoroughfare Plan to realign a segment of future Dalrymple Road (a minor arterial) between FM 407 and Sam Reynolds Road approximately 400 feet west from the alignment shown in the current Master Thoroughfare Plan.
- b. Applicant: Royal Crest Properties.
- c. General Location: Avery Ranch Addition between FM 407 and Sam Reynolds Road.
- d. DRC Recommends: Approval of a recommendation to the City Council for adoption of the MTP Amendment.

**F. Other Matters of Business (1)**

**9. AX-013-006 6900 block of Boat Club Road (Owner-Initiated Annexation). Future Council District 2.**

- a. Being 21.0 acres of land situated in the William E. Conwill Survey, Abstract Number 342, in Tarrant County, Texas.
- b. Applicant: James N. Summers.
- c. General Location: South of Robertson Road and east of Boat Club Road.
- d. DRC Recommends: Approval of a recommendation to the Zoning Commission for “A-5” One-Family zoning of the site when annexed into the City.

**ACCESSIBILITY STATEMENT**

This meeting site is wheelchair accessible. Access to the building and special parking area is available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish or other language translation, or large print may call 817-392-8027, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

**DECLARACIÓN DE ACCESIBILIDAD**

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8027, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

**EXECUTIVE SESSION**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.